Archaeological Deskbased Assessment for the

NORTHUMBERLAND PARK DEVELOPMENT PROJECT

For Tottenham Hotspur Property Co Ltd

Johanna Zetterstrom-Sharp MA

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A trading name of the L – P : Partnership Ltd.

The Truman Brewery | 91 Brick Lane | London, E1 6QL | +44 [0]20 7 770 6045 | +44 [0]20 7 691 7245

www.lparchaeology.com

TABLE OF CONTENTS

Table of Figures

Table of Plates

Table of Appendices

Abstract

1. Introduction and Scope of Study

2. Planning Background

3. Geology and Topography

4. Archaeological and Historical Background

5. Site Conditions and the Proposed Redevelopment

6. Summary and Conclusions

TABLE OF FIGURES

Figure 1 - Site Location General

Figure 2 - Site Location Detail

Figure 3 - APAs and listed buildings

Figure 4 - Roman And Medieval Activity

Figure 5 - Post Medieval Activity

Figure 6 - 1619 Dorset Survey

Figure 7 - 1798 Wyburd Survey

Figure 8 - Ordnance Survey 1864

Figure 9 - Ordnance Survey 1894

Figure 10 - Ordnance Survey 1915

Figure 11 - Ordnance Survey 1935

TABLE OF PLATES

Plate 1 - Stadium, view from Park Lane facing west.

Plate 2 - Stadium, view from the High Road facing east.

Plate 3 - Listed Building MLO84420, High Road facing east.

Plate 4 - Listed Building MLO10681, High Road facing east.

Plate 5 - Paxton Road, facing east.

Plate 6 - Demolished area, Paxton Road facing north-east.

Plate 7 - Early 20th century residential development, Worcester Avenue facing north-west.

Plate 8 - Offices by the industrial estate, along Worcester Avenue facing west.

Plate 9 - Housing along Northumberland Park, facing south-west.

TABLE OF APPENDICES

Appendix 1 - Sources Consulted

Appendix 2 - Geotechnical Borehole Records

Abstract

Land located directly to the north and south of Paxton Road, bound by the High Road, Worcester Avenue and Northumberland Road, is proposed for redevelopment. This report contains results of cartographic, archaeological, and documentary research into the site undertaken by L – P : Archaeology on behalf of Tottenham Hotspur Property Co Ltd.

The area to the north-west of the site lies within an Archaeological Priority Area. The site contains seven listed buildings and two archaeological findspots. These are limited to the boundary of the site along the High Road.

There is limited evidence for any significant Prehistoric or Roman activity in the immediate vicinity of the study site, although the line of the present High Road is suggested to be that of Roman Ermine Street.

The majority of the archaeological activity in Tottenham dates to the Medieval and Post Medieval periods. The village saw an increase in importance towards the end of the Medieval period when a number of inns were built to cater for passing trade. The Post Medieval period saw the construction of smaller high-end properties along the High Road, seven of which are listed.

It is likely that archaeological works will be required due to this Medieval and Post Medieval activity and as a result of the extensive ground works expected by the proposed development.

1. Introduction and Scope of Study

1.1. This archaeological desk based assessment has been researched and prepared by Johanna Zetterstrom-Sharp of L - P : Archaeology on behalf of Tottenham Hotspur Property Co Ltd.

1.2. The report considers land known as the Northunberland Development Project. The local authority is the London Borough of Haringey who take archaeological advice from the Greater London Archaeological Advisory Service.

1.3. The site is currently proposed for redevelopment involving the construction of a new stadium for Tottenham Hotspur Football Club and associated development.

1.4. The site occupies an area of approximately 8.19ha and is centered at National Grid Reference 534003,191256 (FIGURE 1). The site is bound to the north by Northumberland Park, to the east by Worcester Avenue, to the south by Park Lane and to the west by the Tottenham High Road (FIGURE 2).

1.5. The area to the north-west of the site is contained within an Archaeological Priority Area (APA) associated with a stretch of Medieval and Post Medieval listed buildings along the High Road, and an excavation of a Medieval farm house between 1998-1999. Seven listed buildings and two archaeological findspots are located within the proposed development area, fronting the High Road. There are no scheduled monuments in the vicinity.

1.6. This assessment is based on the results of documentary and cartographic research as well as published and unpublished literature.

1.7. This assessment also comprises an examination of the GLSMR (Great London Sites and Monuments Record), local excavations and watching briefs, topographic information and a map regression exercise.

1.8. The assessment seeks to address the following issues:

- To assess the potential archaeology on this site
- To assess the survival of potential archaeology

2. Planning Background

2.1. In November 1990 the Department of the Environment issued PPG 16, "Archaeology and Planning". This document provides guidance for planning authorities, property owners, developers and others on the preservation and investigation of archaeological remains.

2.2. In considering any planning application for development the local planning authority, the London Borough of Haringey, is bound by the policy frameworks provided by Planning Policy Guidance Notes 15 and 16 (PPG 15, PPG16), and the policies within the borough's Unitary Development Plan (adopted July 2006). On matters concerning archaeology and the historic environment the Haringey Borough Council take impartial advice from the Greater London Archaeological Advisory Service (GLAAS).

2.3. The relevant policy contained within the UDP is as follows:

> **CSV8: ARCHAEOLOGY**
>
> Planning permission will only be granted for development which would adversely affect areas of archaeological importance if the following criteria are met:
> a) applications are accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development.
> b) development proposals will preserve in situ, protect and safeguard important archaeological remains and the settings and, where appropriate, provide for the permanent display and interpretation of the remains. The Council will ensure the proper investigation, recording of sites and publication of the results is conducted by a suitably qualified archaeological contractor, as an integral part of a development programme where a development incorporates archaeological remains or where it is considered that preservation in situ is not appropriate.

2.4. The north-west of the study site falls within an Archaeological Priority Area as designated by the London Borough of Haringey (**FIGURE 3**). While this does not confer any special legal protection to the site it does indicate that some form of further archaeological investigation is likely to be required by the local planning authority.

2.5. This report has been produced in order to assess the archaeological potential and the survival of archaeological features on site.

3. Geology and Topography

3.1. GEOLOGY

3.1.1. The British Geological Survey GeoIndex shows the site to be located on River Terrace Gravels and Alluvial deposits associated with the Lea Valley This data is at relatively low resolution and it is inaccurate to state the geology only from this source.

3.1.2. Archaeological investigations to the north-west of the site in 2006 encountered alluvial deposits, including peat related to the ancient fluvial system of the River Lea (HAWKINS 2006, BAMFORTH & WILLIAMS 2006).

3.2. TOPOGRAPHY

3.2.1. The site is located approximately 1380m west of the River Lea and associated Lea Valley. The Moselle stream runs 368m west of the site, meeting the High Road to the north.

3.2.2. The site is broadly flat although it gradually falls over 1m over its entire length. The highest point on the site is at the intersection of Paxton Road – Worcester Avenue Junction.

4. Archaeological and Historical Background

4.1. TIMESCALES USED IN THIS REPORT:

PERIOD	FROM	TO
PREHISTORIC		
PALAEOLITHIC	450,000	12,000 BC
MESOLITHIC	12,000	4,000 BC
NEOLITHIC	4,000	1,800 BC
BRONZE AGE	1,800	600 BC
IRON AGE	600	43 AD
HISTORIC		
ROMAN	43	410 AD
EARLY MEDIEVAL	410	1066 AD
MEDIEVAL	1066	1485 AD
POST MEDIEVAL	1485	PRESENT

4.2. It is not the aim of this assessment to present a complete history of Tottenham from earliest times, nor is it the intention of this report to examine every archaeological site and listed building found in the local area. Rather, the aim of this assessment is to review the data available and to use this to construct a model of the potential archaeology of the specific study site.

4.3. A search of the Greater London Sites and Monuments Record (GLSMR) within a 500m radius of the study site reveals a number of listed buildings and sites of recent archaeological investigation dating almost exclusively to the Medieval and Post Medieval periods.

4.4. PREHISTORIC

4.4.1. The proposed development site lies in the Lower Lea Valley, an area of recognised Prehistoric activity (BAMFORTH 2007). There are however no GLSMR entries from the Palaeolithic, Mesolithic, Neolithic periods nor the Bronze and Iron Ages within the search area.

4.4.2. Evidence for occupation of the Lower Lea Valley in the Lower Palaeolithic has been found from a collection of sites in the Stoke Newington area, approximately 4.5km south of Tottenham (WYMER 1999: 63). A series of primary context palaeoliths were uncovered in colluvial deposits along side deposits of mammalian bones, shells and plant remains by Worthington G. Smith in 1874, during residential development in the area (WYMER 1999: 64).

4.4.3. Later Prehistoric sites in the wider area include a site excavated along Glover Drive, 1.2km to the north-east of the proposed development area, that recovered over 100 struck flints dating to the Mesolithic alongside red deer and roe deer bones inferring hunting in the area (STEPHENSON 2005). Evidence for *in situ* occupation includes a Neolithic/Early Bronze Age field system recorded by Pre-Construct Archaeology (PCA) between 1999 and 2000 along Plevna Road and Montague Road in Edmonton, approximately 2.3km north of the study site (BAMFORTH 2007).

4.4.4. The lack of Prehistoric evidence in the immediate area may be a result of extensive Post Medieval development and inadequate recording of archaeology during this period. It is unlikely to be representative of zero occupation during the Prehistoric period due the location of the site in the Lower Lea Valley. The potential for uncovering Prehistoric archaeological remains should however be considered low as the extent of development in the area is likely to have negatively impacted on any such archaeology.

4.5.ROMAN

4.5.1. The study site falls along the Tottenham High Road, the suspected route of the Roman Ermine Street connecting London with northern regional centers of Lincoln and York (**FIGURE 4**). The line of the road is said to have followed the present day A10, running through Dalston, Stoke Newington, Stamford Hill and Tottenham (MARGARY 1966: 195).

4.5.2. There is one GLSMR entry from the Roman period referring to a six metre wide gravel bank bound by small ditches, uncovered during the construction of a sewer trench in 1956 (MLO6620). It has been argued that this may constitute part of the Roman Ermine Street which is supported by the fact that

it lies along the High Road, 277m north of the study site (*ibid*).

4.5.3. The nearest known Roman Settlement following the probable line of Ermine Street is located in Enfield, approximately 4500m north of Tottenham (FINCH SMITH 1987: 177). A site at Lincoln Road towards the southern limits of present day Enfield dated the occupation of the settlement to between the late-first century, to the fourth century (*ibid*). It has been argued that this site was located at the southern periphery of Roman Enfield suggesting occupation would not have run south into Tottenham (GENTRY 1977: 111-115).

4.5.4. Due to a lack of Roman remains in the immediate vicinity and a pattern of Roman activity further to the north, the potential for site activity during this period can be considered low.

4.6. MEDIEVAL

4.6.1. The earliest recorded date of Tottenham is said to be from 894 AD when 'Danes invaded England, and Sailed up the River Lea...at this time from Tottenham to Hertford one continuous lake' (FISK 1913: 2).

4.6.2. An Anglo-Saxon settlement, otherwise unrecorded, is mentioned in the 1086 Domesday Survey where the area is referred to as Totta's *Ham* (COCKBURN *ET AL* 1969: 95). At the time of the survey the manor of Tottenham constituted of meadowland, ploughland and forest. It was valued at £25 15*s.* and 3 ounces of gold and assessed for 5 hides (approximately 120 acres per hide) (*ibid*).

4.6.3. The present location of the Tottenham Parish Church (654m west of the study site, **FIGURE 5**) is likely to occupy the same location as the first church of Tottenham, recorded in 1134 (BARKER *ET AL* 1976: 313). It is thought that the first manor-house of Tottenham, described in 1254 as belonging to the Bruce family, was located close to the church (*ibid*).

4.6.4. Tottenham manor was subdivided after 1254. The study site is likely to have been part of the manor granted to Richard Spigurnel in 1335, renamed the Mocking Manor in 1427 (BARKER *ET AL* 1976: 327, MLO20014) (**FIGURE 6**). The manor-house was located directly south of the study site, leading off from Park Lane, formerly Marsh Lane. The residential building and associated moat can

be seen in the 1619 Dorset Survey and the 1798 Wyburd Survey but has been demolished by the 1864 Orndance Survey. Mortar footing uncovered during an AOC Archaeology Group evaluation in 1997 is thought to be part of the foundations for the property (MLO71314).

4.6.5. It is likely that the majority of later Medieval activity took place along the Tottenham High Road which remained one of the main routes out of London to the north of England and provided a back bone to the developing village. The early phases of the village appear to have taken the form of small farmsteads. An archaeological investigation and watching brief, undertaken by AOC in 2000, revealed this progression with evidence for cultivation during the early Medieval period running through to the construction of a substantial farm house during the late-Post Medieval period (MLO98174, MLO73349, MELIKIAN 2005). This site is located 47m west of the proposed development site (**FIGURE 4**).

4.6.6. Tottenham High Cross, 1452m to the south of the study site, marks the center of the Medieval village of Tottenham and is said to be the spot where Edward I erected a column of wood in 1290 to commemorate the route of Eleanor of Castille's funeral cortège (ROBINSON 1840: 90). It has however later been suggested that the name refers to a wayside cross first mentioned in 1409 (BARKER *ET AL* 1976: 314).

4.6.7. Six Inns were recorded along the Tottenham High Road between 1455 and 1456 (BARKER *ET AL* 1976: 315). This confirms the expansion of the village of Tottenham and the High Road as an important route out of London by the 15th century.

4.6.8. Remains of three of these inns are present in the GLSMR for the area (**FIGURE 4**). The Lamb, said to be a 'considerable inn' with an attached farmstead (ROBINSON 1840: 61), was located within the boundary of the study site to the north-west (MLO10681, MLO27234). A Medieval stable, coach-house and house, collectively called 'The Horns' in 1620, was present opposite 'The Lamb' across the High Road (*ibid*, MLO4896). The property was demolished in 1824 . The third inn is 'The Ale Bewhouse' thought to originate from the 14th century and

located at the periphery of the parish, 230m north of the study site (ROBINSON 1840: 63, MLO225).

4.6.9. It is evident that the study site is located on top of part of the Medieval village of Tottenham, and that Medieval structures were present within the boundaries of the site. The potential for archaeological remains dating to this period is considered to be high.

4.7. POST MEDIEVAL

4.7.1. The area of Tottenham has been steadily developed throughout the Post Medieval period with initial emphasis on the eastern side of the High Road in the 16th, 17th and 18th centuries spreading to the west by the 19th and 20th centuries.

4.7.2. The 1619 Dorset Survey is our first indication of Post Medieval development within the confines of the study site (FIGURE 6). A building was present in the north-eastern corner of the site named Ridley House, property of William Gore (BARKER *ET AL* 1976: 327). This is the same structure formerly called the Black House which is said to have been an inn frequented by Henry VIII. Indeed one of the rooms bore the inscription 'In this chamber King Henry VIII hath often lyen' (COUCHMAN 1910: 17). Four listed buildings constructed in 1840 - constituting the Northumberland Row- presently occupy the Black House site (MLO81955, MLO84364, MLO84421, MLO81954, FIGURE 5). Is is said that these structures have incorporated building materials from the Tudor mansion (ROBINSON 1840: 97).

4.7.3. The remaining listed buildings standing on the proposed development site are a pair of grade II* 18th century terraced houses to the north (MLO84422) visible on the 1798 Wyburd Survey map (**FIGURE???**), and to the south an early 19th century Grade II property (MLO84009) and Warmington House (MLO84420), constructed between 1800 and 1832. These first visible in the 1864 Ordnance Survey map.

4.7.4. A notable trend in early Post Medieval Tottenham is the construction of a number of large properties. This is likely to be as a result of the increasing trend in leasing grand residences to wealthy Londoners as country retreats

(BARKER *ET AL* 1976: 327). Most notable is the redevelopment of the Bruce manor-house by 1619 into The Lordship House, later to be renamed Bruce Castle (630m south-west of the study site) (*ibid*).

4.7.5. Slightly less imposing was Crooks farm-house, visible in the 1619 Dorset Survey Map and uncovered during a 1998 to 1999 AOC excavation 43 meters west of the study site (MLO98174, MLO73349. The structure has been demolished by the time of the 1798 Wyburd Survey and a Villa constructed in its place, facing White Hart Lane (MLO84251).

4.7.6. Development trends appear to have changed during the 18th century. There is a marked transition along the eastern side of the High Road from larger farm-houses with estates, to smaller high-end housing with individual gardens. This process is apparent along the western edge of the proposed development site, with smaller plots of likely woodland occupying the eastern limits (FIGURE 7).

4.7.7. The 1798 Wyburd Survey shows what is presumed to be part of the Tottenham Nursery occupying some 60 acres and owned by the Coleman family (BARKER ET AL 1976: 336). Though this property does not occupy the study site at in 1798, it will later expand into the south-eastern corner.

4.7.8. Many of the 1798 structures are still present in the 1864 Ordnance Survey and the land to the west is still predominantly woodland with occasional plots of possible cultivated land (**FIGURE 8**). A line of terraced housing has however been constructed along the western corner of the Marsh Lane and the High Road, reflecting similar housing styles cropping up to the west of the High Road, opposite the study site. What is presumed to be a landscaped garden associated with the Tottenham Nursery has been constructed to the east of this housing.

4.7.9. Northumberland Park road, creating the northern limits of the study site, has been constructed by the 1864 Ordnance Survey. New residential housing associated with the new road occupies the north-eastern corner of the proposed development site.

4.7.10. The 1894 Ordnance Survey shows little change along the High Road and Northumberland Park Road from the previous. A number of structures

presumed to be associated with the Tottenham Nursery have however been built to the south; access to this development is from the newly constructed Paxton Road (**FIGURE 9**).

4.7.11. The above structures have been demolished as a result of the construction of the first phase of the Tottenham Hotspur football stadium in 1899, shown on the 1915 Ordnance Survey (**FIGURE 10**). The sunken football pitch is surrounded by an embankment likely to be fitted with seating. A substantial structure has been built to the western end of the grounds, presumably to house activities associated with the management and use of the stadium.

4.7.12. The 1915 Ordnance Survey shows that Paxton Road has taken a right-angled turn to the south as it reaches the limits of the stadium, meeting Park Lane – formerly Marsh Lane. This new stretch is lined with newly constructed terraced housing. The area to the north of Paxton Road remains largely unchanged apart from a stretch of terraced housing lining its northern edge.

4.7.13. A new football ground has been constructed by the 1935 Ordnance Survey map (**FIGURE 11**). This process has resulted in the demolishing of the terraced housing lining the stretch of Paxton Road aligned north-south. The area to the north of Paxton Road has been developed considerably as a likely industrial estate, though the 18th and 19th century housing lining the High Road has remained untouched. Worcester Avenue has appeared in the western limits of the proposed development leading to allotment gardens to the south. New terraced housing lines either side of the new road, and it still standing today.

4.7.14. Facilities associated with the Tottenham Hotspur Football Ground have expanded westwards by the 1998 Ordnance Survey (**FIGURE 1**), demolishing the row of terraced housing along Park Lane and 19th century buildings on the corner of Park Lane and the High Road. The line of terraced housing lining the northern side of Paxton Road has also been demolished to make way for offices.

5. Site Conditions and the Proposed Redevelopment

5.1. SITE CONDITIONS

5.1.1. The majority of standing structures remain on the proposed development site at the time of this report. These include a 36,240 seater football stadium, seven Post Medieval listed buildings, an industrial estate including offices and a row of terraced housing along Worcester Avenue. Buildings in the south-eastern corner of the industrial estate have been demolished, and the area has been levelled.

5.1.2. The area in the north-western corner of the site is included in an Archaeological Priority Zone, designated by Haringey Borough Council.

5.1.3. The majority of the proposed development site has undergone several phases of Post Medieval and modern redevelopment, though the western edge running along the High Road has remained largely untouched since the construction of a row of properties in the 18th and 19th century. These were not basemented so archaeological deposits may well still survive beneath them.

5.1.4. It is likely that the construction of the football stadium had a significant impact on any surviving archaeology due to the deep foundations required for a structure of this size and function.

5.1.5. Development of the area to the east of the High Road properties, in the industrial estate, is not likely to have had a similar impact. The majority appear to be temporary structures used to house construction materials and these are not basemented.

Plate 1 - Stadium, view from Park Lane facing west.

Plate 2 - Stadium, view from the High Road facing east.

Plate 3 - Listed Building MLO84420, High Road facing east.

Plate 4 - Listed Building MLO10681, High Road facing east.

Plate 5 - Paxton Road, facing east.

Plate 6 - Demolished area, Paxton Road facing north-east.

Plate 7 - Early 20th century residential development, Worcester Avenue facing north-west.

Plate 8 - Offices by the industrial estate, along Worcester Avenue facing west.

Plate 9 - Housing along Northumberland Park, facing south-west.

5.2. PROPOSED REDEVELOPMENT

5.2.1. The proposed development consists of a new stadium with a capacity of 58,247, located centrally on the site fronting onto the High Road, along with a foodstore to the north fronting onto Northumberland Park. A residential mixed use development including a hotel, new offices, shop and museum will be located to the south of the stadium.

5.2.2. The construction of the stadium will involve remediation and groundworks to set the ground level at 12.00m AOD. The construction programme will also include extensive piling and groundworks for the construction of both the stadium and the surrounding development.

5.2.3. These groundworks will have a significant effect on any surviving archaeology currently present on site. The extent of impacts will vary in severity across the site, however due to the nature of the development the whole site will be subject to ground disturbance by the construction process. It is expected that archaeological works will be required to clarify presence / absence of any archaeological remains prior to or during the commencement of building works.

6. Summary and Conclusions

6.1. The current site of the Tottenham Hotspur stadium, and the area to the north between Paxton Road and Northumberland Park, is proposed for redevelopment.

6.2. The proposed redevelopment involves the construction of a new football stadium, and the redevelopment of the area surrounding the stadium, including the construction of a foodstore and a mixed use residential area. The works are expected to involve extensive ground works.

6.3. Examination of the available data indicates that nine Post Medieval listed buildings presently occupy the site. These range from grade II and II*. The north-western corner of the development lies within an Archaeological Priority Zone, There are no scheduled monuments on the site, or in the immediate vicinity.

6.4. There are no known Prehistoric sites on, or surrounding, the proposed development site. The location of the site on the Lower Lea Valley does however suggest that this may not be result of zero activity but extensive Post Medieval and modern development and poor recording. The survival of such archaeology is however likely to be poor due to the ground works associated with this development.

6.5. The western edge of the site runs along the Tottenham High Road, said to follow the same route as Roman Ermine Street. There is however only one known Roman site in the surrounding area and Roman archaeology in nearby Enfield suggests that Tottenham lay to the south of any significant Roman activity.

6.6. Evidence from the Medieval period suggests that Tottenham has early Medieval origins, though the village of Tottenham appears to gain importance in the late-Medieval period. Likely Medieval archaeology on site include the foundations of 'The Lamb', a Medieval inn with an associated farmstead demolished by the early Post Medieval period. It is likely that further archaeology will be encountered along the stretch of the High Road though this may have been disturbed during Post Medieval development.

6.7. The majority of the redevelopment of the proposed study site occurred during the Post Medieval period. This involved the construction of an inn called the Black House, frequented by Henry VIII, later to be partly demolished and incorporated

into the still standing Northumberland Row. Further development occurred along the High Road during the 18th and 19th centuries – this phase encompasses the nine listed buildings presently on site.

6.8. The building of the present Tottenham Hotspur football stadium in 1899 gave way to further development of the area including the construction of Paxton Road and Worcester Avenue, and terraced housing lining these new roads. Building associated with the stadium spread outwards during the 20th century, demolishing many of the new residential properties. The redevelopment of the stadium in the early 20th century is likely to have has an impact on any surviving archaeology beneath it.

6.9. The area to the north of the stadium was first developed in the early 20th century and has since been used as an industrial estate with associated offices.

6.10. The proposed development is likely to have a significant impact on the survival of the Medieval and Post Medieval archaeology of the area, this is particularly the case if it will involve the demolishing of properties lining the High Road. It is likely that archaeological works will be required prior to and/or during development.

FIGURES

FIGURE 1 // Site Area - General

Site Area

0 2,100 m

N

PROJECT // 0627L- Paxton Road, Tottenham

DESCRIPTION // Site Location - General

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FIGURE 2 // Site Area - Detailed

Site Area

0 150 m

N

PROJECT // 0627L- Paxton Road, Tottenham

DESCRIPTION // Site Location - Detailed

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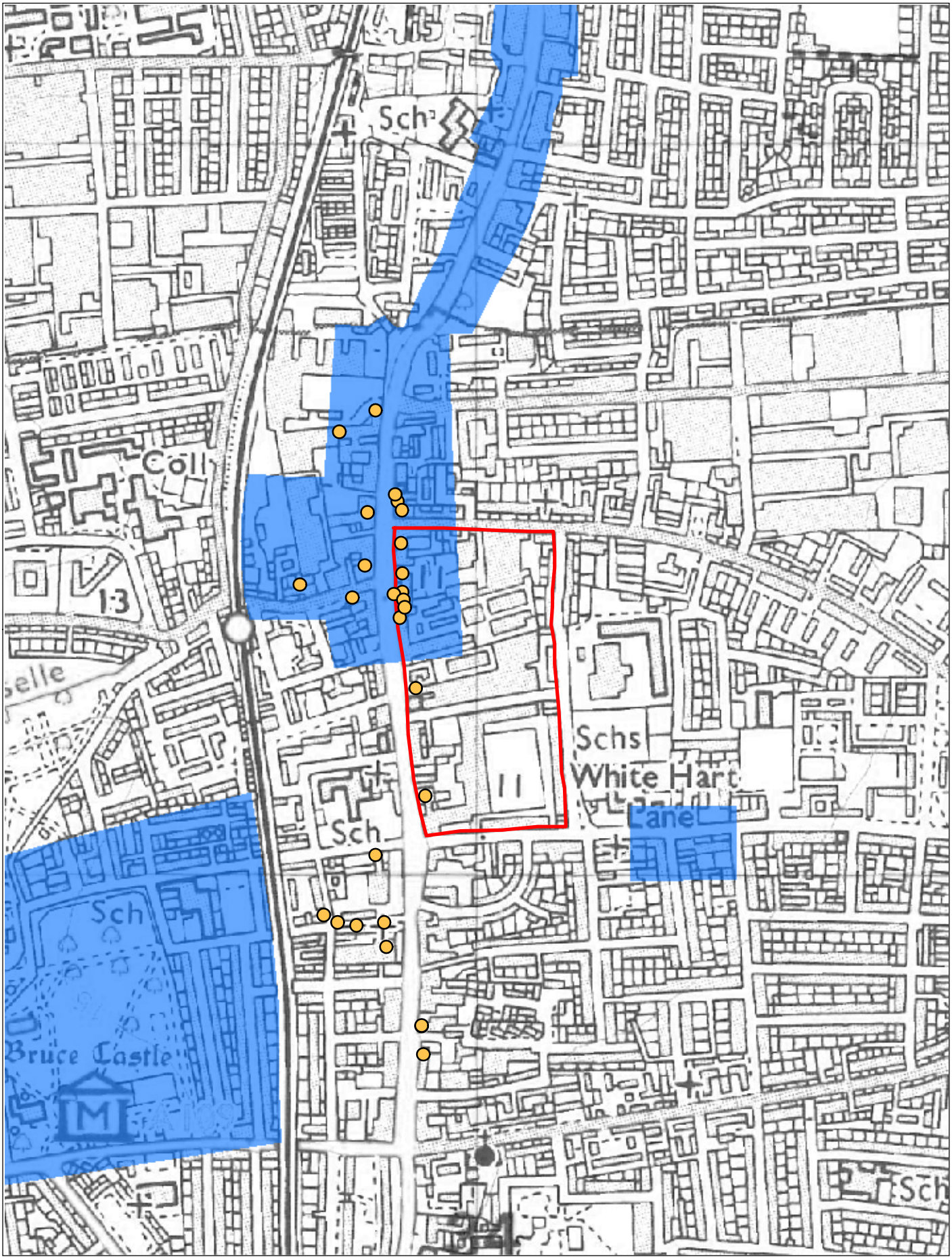
FIGURE 3// APAs and Listed Buildings



Site Area
Listed Buildings
APA

0 500 m

N

PROJECT // 0627L- Paxton Road, Tottenham

DESCRIPTION //APAs and Listed Buildings

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FIGURE 4// Roman and Medieval

Site Area
Roman Road
Roman
Medieval

0 350 m

N

PROJECT // 0627L- Paxton Road, Tottenham

DESCRIPTION // Roman and Medieval

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